116.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,300 / 622,300
					USE VALUE:	622,300 / 622,300
					ASSESSED:	622,300 / 622,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COBB ARTHUR L & SANDERS LUCY N
Owner 2:	TRS/ARTHUR L COBB LIVING TRUST
Owner 3:	
Street 1:	164 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COBB ARTHUR -
Owner 2:	-
Street 1:	164 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,734 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4734.000	228,900		393,400	622,300
Total Card	0.109	228,900		393,400	622,300
Total Parcel	0.109	228,900		393,400	622,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 682.35 | /Parcel: 682.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74822
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,000	0	4,734.	393,400	622,400	622,400	Year End Roll	12/18/2019
2019	101	FV	201,100	0	4,734.	387,800	588,900	588,900	Year End Roll	1/3/2019
2018	101	FV	201,100	0	4,734.	297,900	499,000	499,000	Year End Roll	12/20/2017
2017	101	FV	201,100	0	4,734.	281,000	482,100	482,100	Year End Roll	1/3/2017
2016	101	FV	201,100	0	4,734.	258,500	459,600	459,600	Year End	1/4/2016
2015	101	FV	189,900	0	4,734.	241,700	431,600	431,600	Year End Roll	12/11/2014
2014	101	FV	189,900	0	4,734.	222,600	412,500	412,500	Year End Roll	12/16/2013
2013	101	FV	189,900	0	4,734.	222,600	412,500	412,500		12/13/2012

!9045!

PRINT

Date	Time
12/10/20	23:33:56

LAST REV

Date	Time
10/03/18	14:32:10

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COBB ARTHUR,	1408-116		12/5/2011	Convenience	1	No	No		
	908-29		4/10/1978		30,000	No	No		N

USER DEFINED

Prior Id # 1:	74822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2004	586	Manual	23,700	C				re-build sunroom
10/8/1992	501	Manual	1,500	C				REPAIRS TO SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Inspected	BS	Barbara S
8/9/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	336	PATRIOT
3/22/2000	Inspected	263	PATRIOT
2/9/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4734		Sq. Ft.	Site		0	70.	1.19	6									393,414						393,400	

Total AC/HA: 0.10868 | Total SF/SM: 4734 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,414 | Spl Credit | Total: 393,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331740
Depreciation:	102840
Depreciated Total:	228901

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

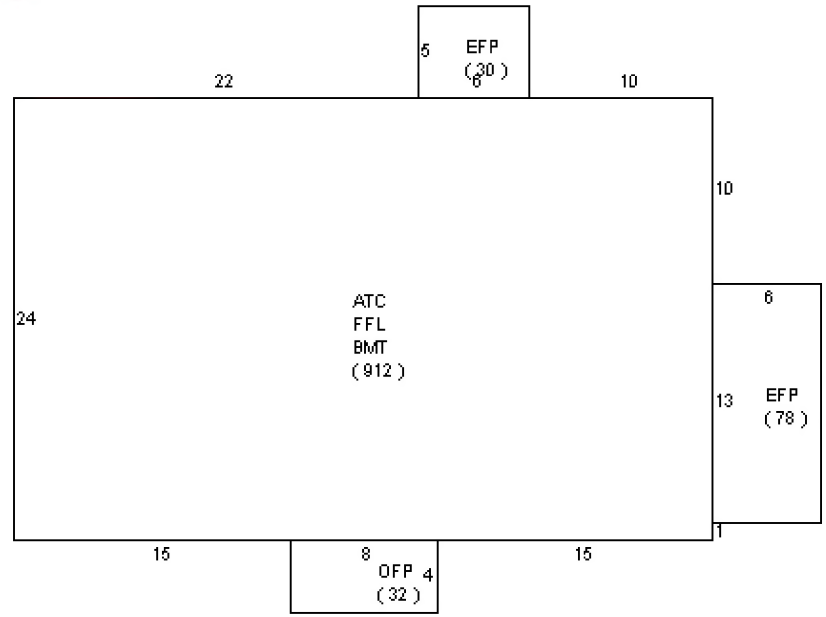
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	100.26
Final Total:	228900	Val/Su SzAd	185.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	51.600	47,057
FFL	First Floor	912	171.990	156,855
ATC	Attic	319	171.990	54,899
EFP	Enclos Porch	108	51.380	5,550
OFP	Open Porch	32	43.120	1,380

Net Sketched Area:	2,283			Total:	265,741
Size Ad	1231.1999	Gross Are	2876	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	